

159.0

0008

0023.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
618,700 / 618,700
618,700 / 618,700
618,700 / 618,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICLEMENTE JOSEPH A & ANN E
Owner 2:	
Owner 3:	

Street 1: 168 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	MASSE RODERICK A -
Owner 2:	-

Street 1: 168 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6012	Sq. Ft.	Site			0	70.	1.00	7									420,251						420,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6012.000	198,400		420,300	618,700		106030
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	106030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	14:45:56
apro	
12445	
PRINT	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	198,400	0	6,012.	420,300	618,700		Year end	12/23/2021
2021	101	FV	191,600	0	6,012.	420,300	611,900		Year End Roll	12/10/2020
2020	101	FV	191,600	0	6,012.	420,300	611,900	611,900	Year End Roll	12/18/2019
2019	101	FV	180,000	0	6,012.	420,300	600,300	600,300	Year End Roll	1/3/2019
2018	101	FV	179,700	0	6,012.	354,200	533,900	533,900	Year End Roll	12/20/2017
2017	101	FV	179,700	0	6,012.	324,200	503,900	503,900	Year End Roll	1/3/2017
2016	101	FV	179,700	0	6,012.	276,200	455,900	455,900	Year End	1/4/2016
2015	101	FV	168,000	0	7,321.	255,900	423,900	423,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNOR BARBARA	1445-131		11/26/2013		435,000	No	No		Sub-division see Plan 19950B 11/14/2013
	677-15		1/1/1901	Family		No	No		Roderick A Masse dod 8/1/2000- Daughter Barba

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2014	1102	Siding	16,350					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Measured	336	PATRIOT
12/9/1999	Mailer Sent		
12/3/1999	Measured	272	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

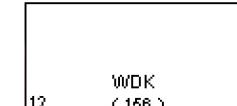
EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	RED	
View / Desir:		

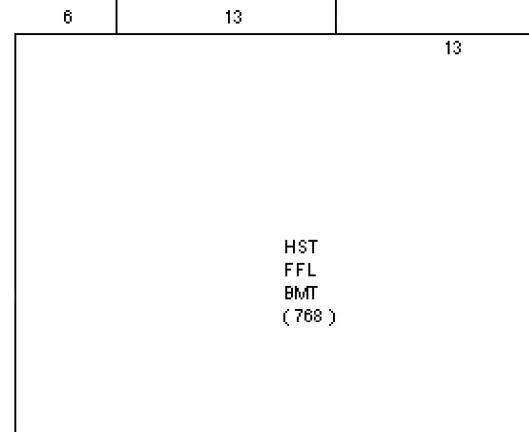
BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

Sum Area By Label :
 WDK = 156
 HST = 768
 FFL = 768
 BMT = 768

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 26.4 %

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	148.485
Other Features:	62405
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269607
Depreciation:	71176
Depreciated Total:	198431

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	148.49
Special Features:	0		Val/Su Net:	95.57
Final Total:	198400		Val/Su SzAd:	172.22

MOBILE HOME

Make: [] Model: [] Serial # [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 159.0-0008-0023.0

More: N

Total Yard Items: []

Total Special Features: []

Total: []

IMAGE**AssessPro Patriot Properties, Inc**